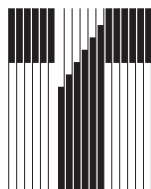


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TERN PROPERTIES COMPANY LIMITED

太興置業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock code : 277)

ANNOUNCEMENT

RESULTS OF THE ANNUAL GENERAL MEETING HELD ON 7 AUGUST 2009

The Board is pleased to announce that all the resolutions as set out in the notice of AGM were put to the AGM for voting by poll and approved by the Shareholders.

The board of directors (the “Board”) of **TERN PROPERTIES COMPANY LIMITED** (the “Company”) is pleased to announce that all the resolutions as set out in the notice of annual general meeting of the Company dated 6 July 2009 were put to the annual general meeting of the Company held on 7 August 2009 (the “AGM”) for voting by poll and approved by the shareholders of the Company (the “Shareholders”). The poll results of the resolutions are summarized as follows:

| Resolutions | | No. of votes cast and percentage of total no. of votes cast | |
|--------------------|--|--|----------------|
| | | For | Against |
| 1. | To receive and consider the audited Financial Statements, the Directors’ Report and the Independent Auditors’ Report for the year ended 31 March 2009. | 184,691,790 (100%) | 0 (0%) |
| 2. | To declare a final dividend. | 184,691,790 (100%) | 0 (0%) |
| 3. | (a) To re-elect Mr. Chan Hoi Sow as Director. | 184,691,790 (100%) | 0 (0%) |
| | (b) To re-elect Mr. Chan Yan Tin, Andrew as Director. | 184,691,790 (100%) | 0 (0%) |
| | (c) To fix the Directors’ fees. | 184,691,790 (100%) | 0 (0%) |

| Resolutions | | No. of votes cast and percentage of total no. of votes cast | |
|-------------|--|---|---------------------|
| | | For | Against |
| 4. | To re-appoint Auditors and authorise the Board of Directors to fix their remuneration. | 184,691,790 (100%) | 0 (0%) |
| 5. | To give a general mandate to the Directors to repurchase shares of the Company. | 184,691,790 (100%) | 0 (0%) |
| 6. | To give a general mandate to the Directors to issue shares of the Company. | 184,462,590 (99.876%) | 229,200 (0.124%) |
| 7. | To extend the general mandate to issue shares by addition thereto the shares repurchased by the Company. | 184,462,590 (99.876%) | 229,200 (0.124%) |

As more than 50% of the votes were cast in favour of each resolution, all the resolutions were duly passed as ordinary resolutions.

As at the date of the AGM, the number of issued shares of the Company was 307,762,522 shares (the “Shares”). In relation to all the resolutions proposed at the AGM, the total number of Shares of the Company entitling the holders to attend and vote for or against all the resolutions at the AGM was 307,762,522 Shares. There were no restrictions on any Shareholders to cast votes on any of the proposed resolutions at the AGM.

The share registrar of the Company, Computershare Hong Kong Investor Services Limited, acted as scrutineer for the vote-taking at the AGM.

By order of the Board
CHAN Hoi Sow
Chairman

Hong Kong, 7 August 2009

As at the date of this announcement, the Board comprises six Directors, of which three are Executive Directors, namely Mr. CHAN Hoi Sow, Mr. CHAN Yan Tin, Andrew and Mr. CHAN Siu Keung, Leonard and three are Independent Non-Executive Directors, namely Mr. CHAN Kwok Wai, Mr. TSE Lai Han, Henry and Mr. LEUNG Kui King, Donald.